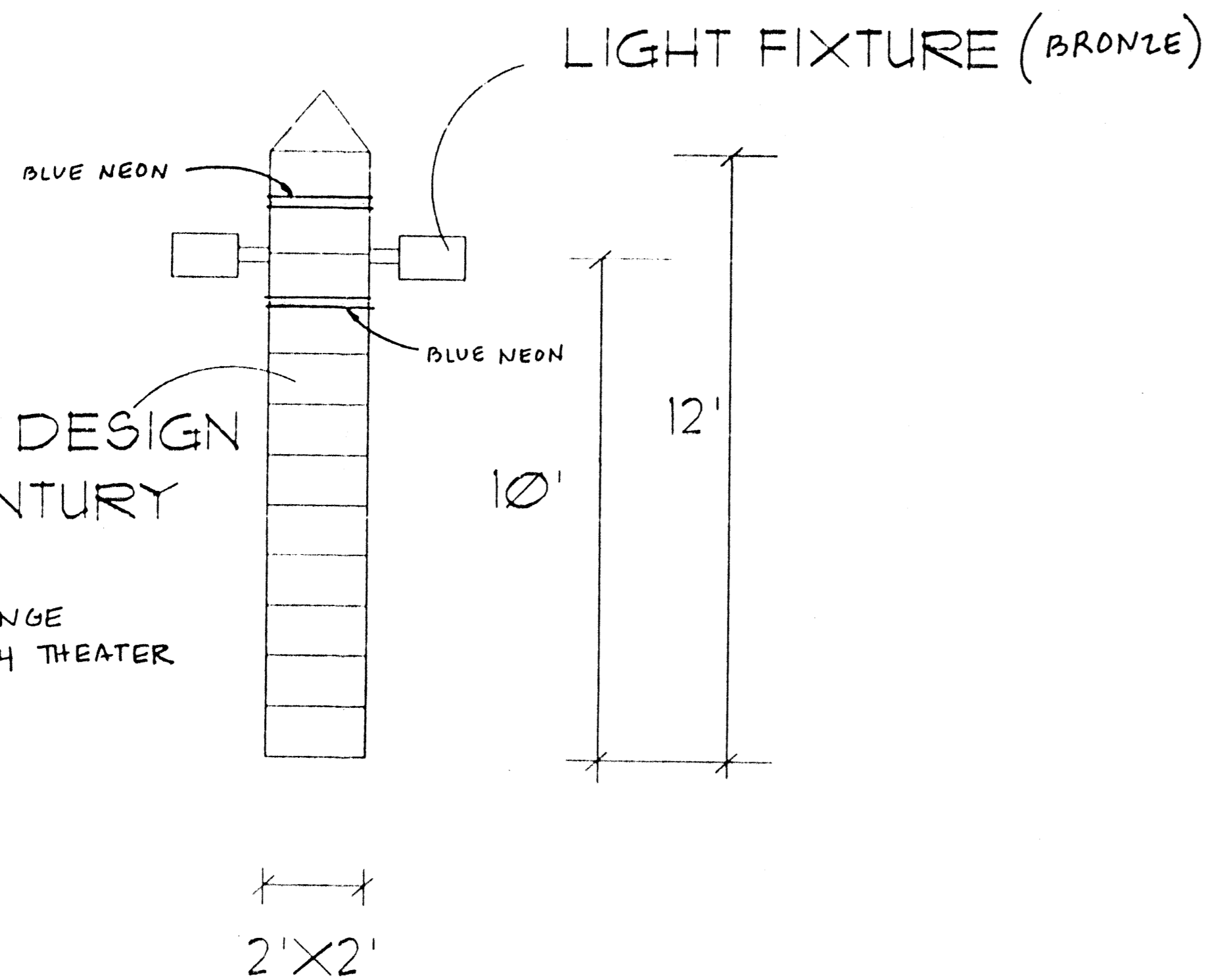
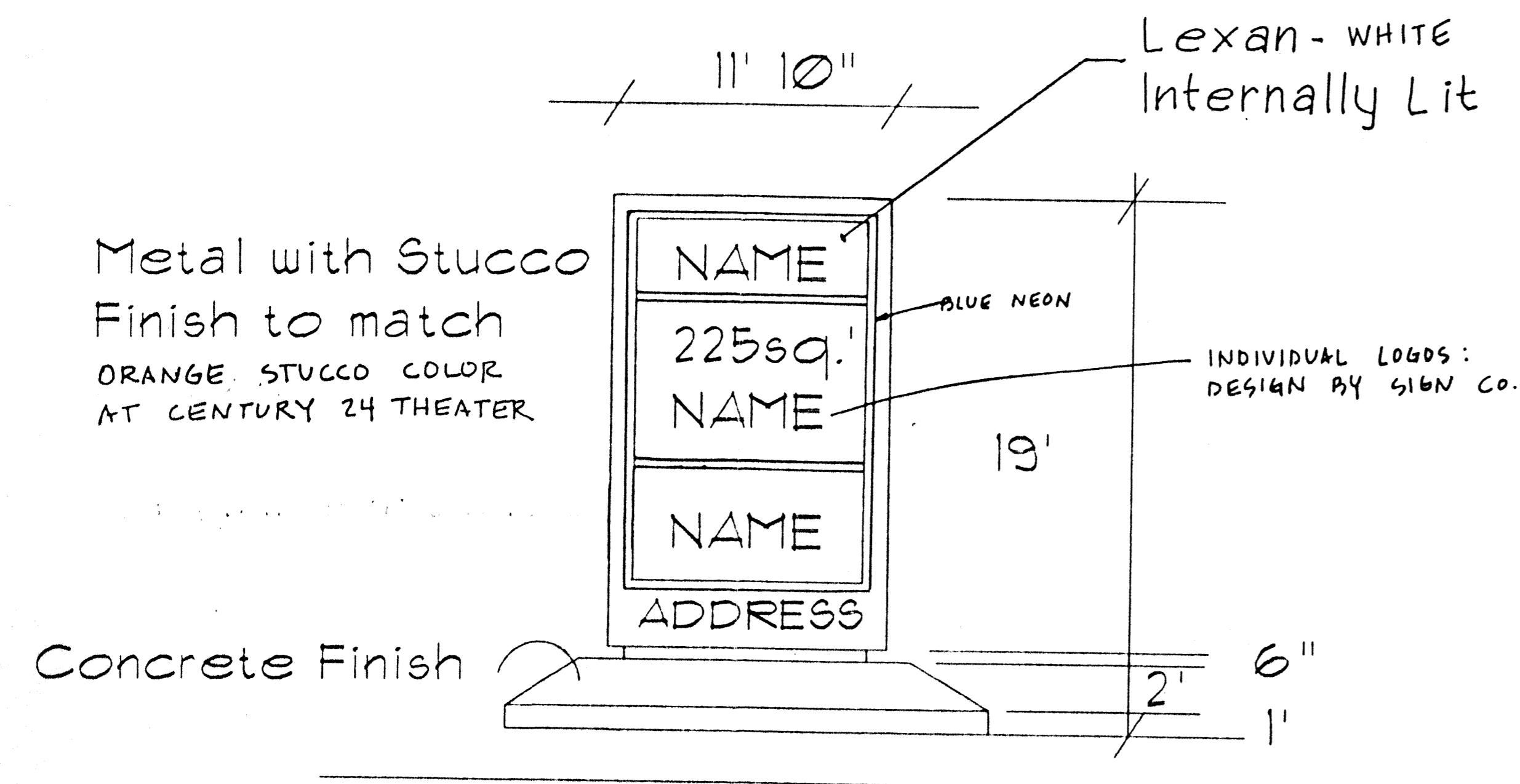


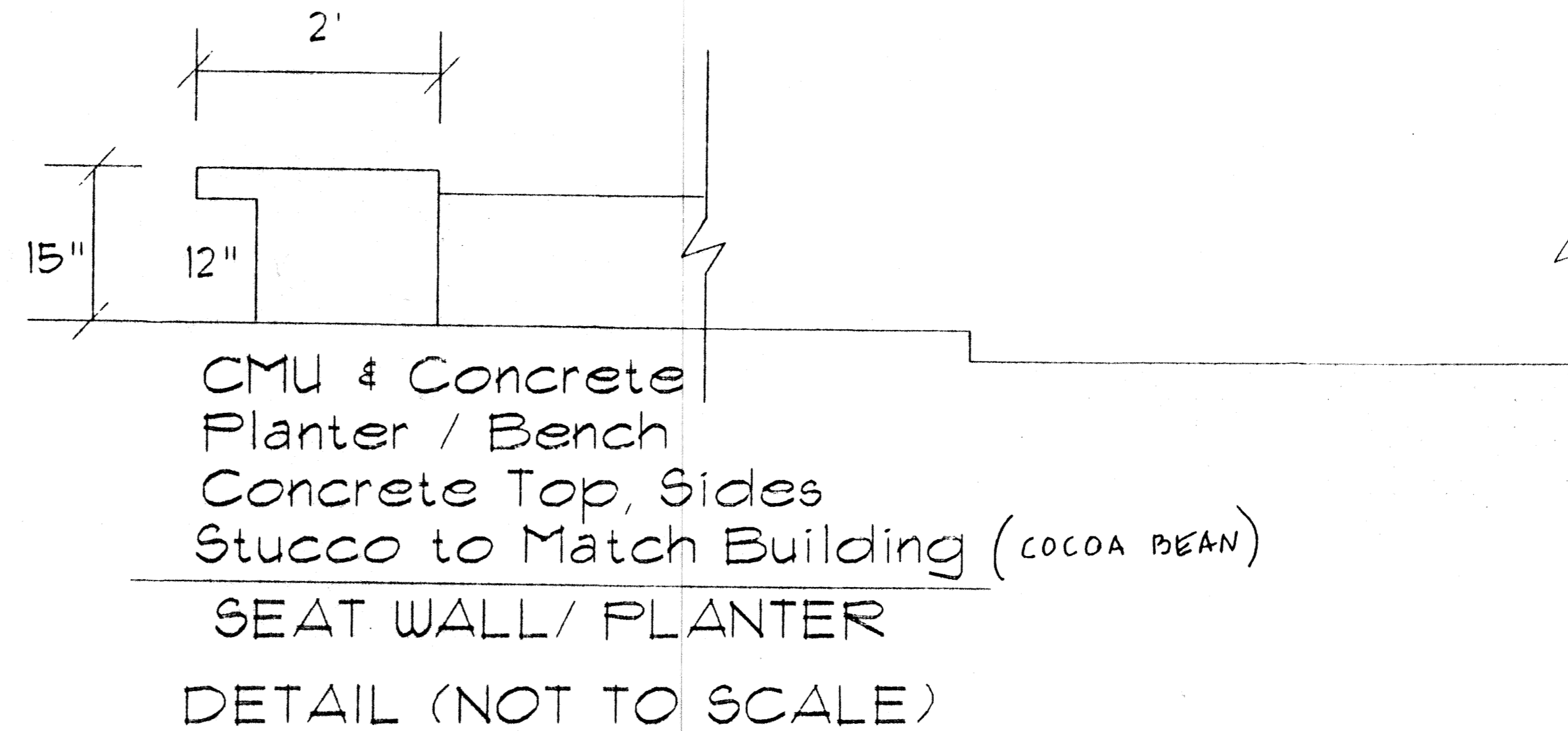
COLORS AND DESIGN  
TO MATCH CENTURY  
24 THEATRE  
CMU & STUCCO - ORANGE  
TO MATCH CENTURY 24 THEATER



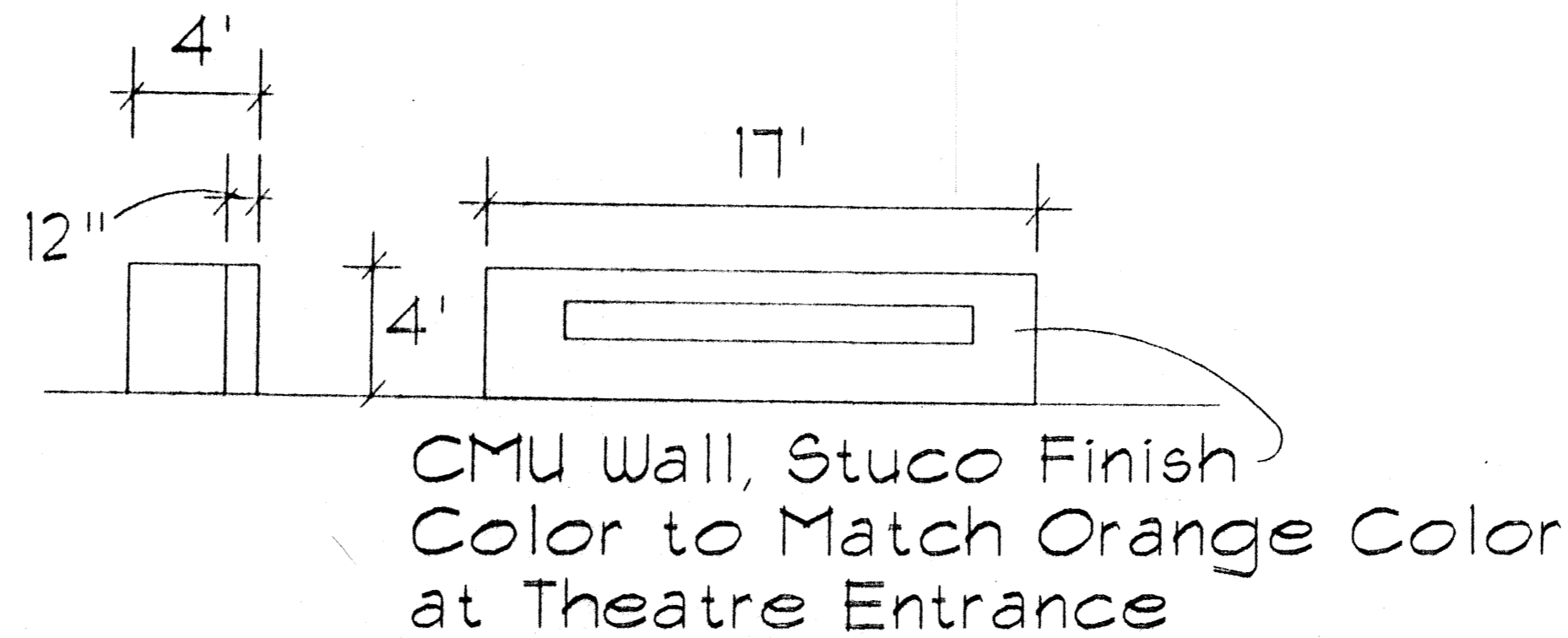
PILLAR/LIGHT POLE  
@ PEDESTRIAN ACCESS  
DETAIL (NOT TO SCALE)



MONUMENT SIGN  
DETAIL (NOT TO SCALE)



SEAT WALL / PLANTER  
DETAIL (NOT TO SCALE)



DIRECTIONAL SIGN  
DETAIL (NOT TO SCALE)

LANDSCAPE CALCULATIONS  
LOT A

NET LANDSCAPE AREA	
TOTAL LOT AREA	51,904 square feet
TOTAL BUILDINGS AREA	8,550 square feet
OFFSITE AREA	7,106 square feet
NET LOT AREA	36,248 square feet
LANDSCAPE REQUIREMENT	.15 square feet
TOTAL LANDSCAPE REQUIREMENT	5,437 square feet
TOTAL LANDSCAPE PROVIDED	7,113 square feet
TOTAL BED PROVIDED	7,113 square feet
TOTAL SOD PROVIDED	0 square feet

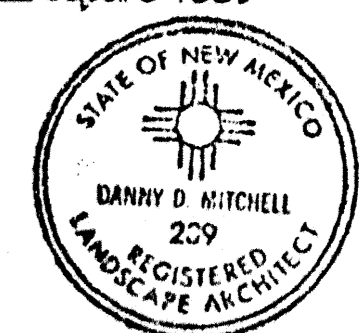
LANDSCAPE CALCULATIONS  
LOT C

NET LANDSCAPE AREA	
TOTAL LOT AREA	45,441 square feet
TOTAL BUILDINGS AREA	9,250 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	36,241 square feet
LANDSCAPE REQUIREMENT	.15 square feet
TOTAL LANDSCAPE REQUIREMENT	5,496 square feet
TOTAL LANDSCAPE PROVIDED	7,314 square feet
TOTAL BED PROVIDED	6,292 square feet
TOTAL SOD PROVIDED	1,022 square feet

LANDSCAPE CALCULATIONS  
LOT B

NET LANDSCAPE AREA	
TOTAL LOT AREA	62,421 square feet
TOTAL BUILDINGS AREA	8,000 square feet
OFFSITE AREA	824 square feet
NET LOT AREA	53,598 square feet
LANDSCAPE REQUIREMENT	.15 square feet
TOTAL LANDSCAPE REQUIREMENT	8,034 square feet
TOTAL LANDSCAPE PROVIDED	8,084 square feet
TOTAL BED PROVIDED	7,694 square feet
TOTAL SOD PROVIDED	390 square feet

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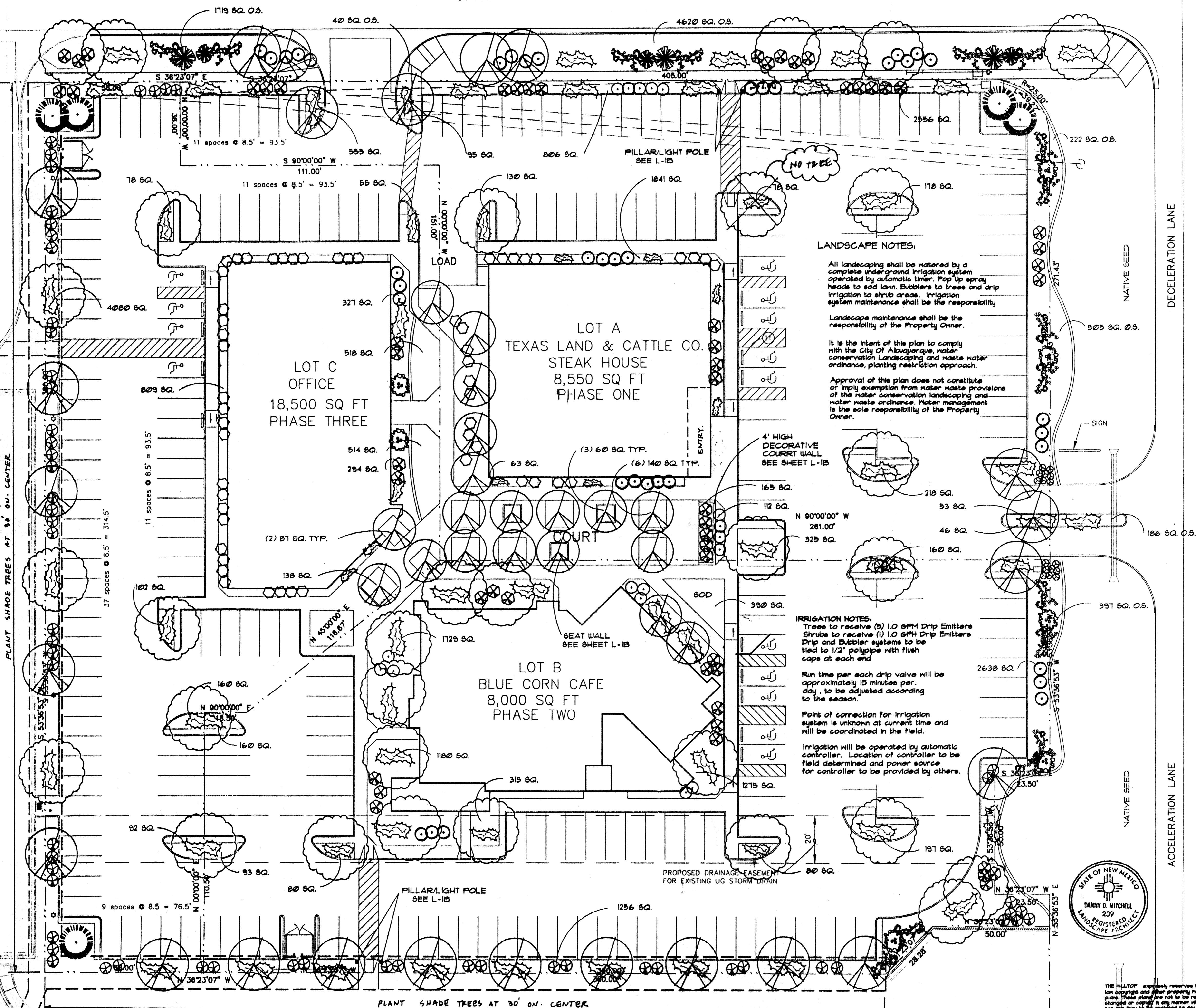


The Hilltop

1/19/98

OFFICE BLVD NE

TRACT A-1A  
(R/O 24 THEATER)  
PLANT SHADE TREES AT 30' ON CENTER



LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop Up spray heads to sod lawn. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

IRRIGATION NOTES:

Trees to receive (5) 1.0 GPH Drip Emitters  
Shrubs to receive (1) 1.0 GPH Drip Emitters  
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

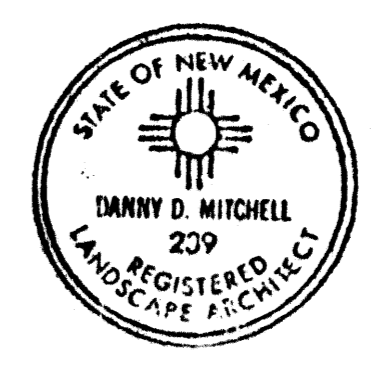
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field.

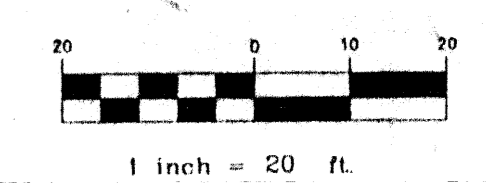
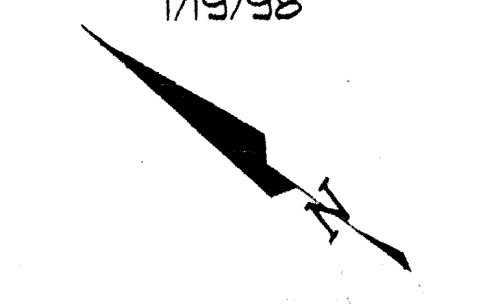
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

- ASH(H) OR HONEY LOCUST  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
2 1/2 - 3'-Cal
- FLOWERING PEAR(H)  
*Pyrus calleryana*  
20 GAL
- AUSTRIAN PINE(H)  
*Pinus nigra*  
6-8
- WASHINGTON HAWTHORN  
*Crataegus lasvigata* /OR  
RIVER BIRCH  
*Betula nigra*
- PALM YUCCA
- INDIAN HAWTHORN(M)  
5 GAL *Raphiolepis indica*
- RUSSIAN SAGE(M)  
5 GAL *Perovskia atriplicifolia*
- CHAMISA(L)  
5 GAL *Chrysothamnus nauseosus*
- HOLLY(M)  
5 GAL *Ilex cornuta*
- APACHE PLUME(L)  
5 GAL *Fallugia paradoxa*
- PHOTINIA (M)  
5 GAL *Photinia fraseri*
- NANDINA(M)  
5 GAL *Nandina domestica* 'Nana'
- COREOPSIS(M)  
5 GAL *Coreopsis verticillata*
- 5-Gal BUFFALO JUNIPER(M)  
5 GAL JUNIPERUS SABINA(M)
- OVERSIZED GRAVEL  
(4) BOULDERS(8)

- SOD
- GRAVEL W/FF  
3/4" SANTA ANA TAN
- COMMERCIAL GRADE  
STEEL EDGING



The Hilltop  
1/19/98



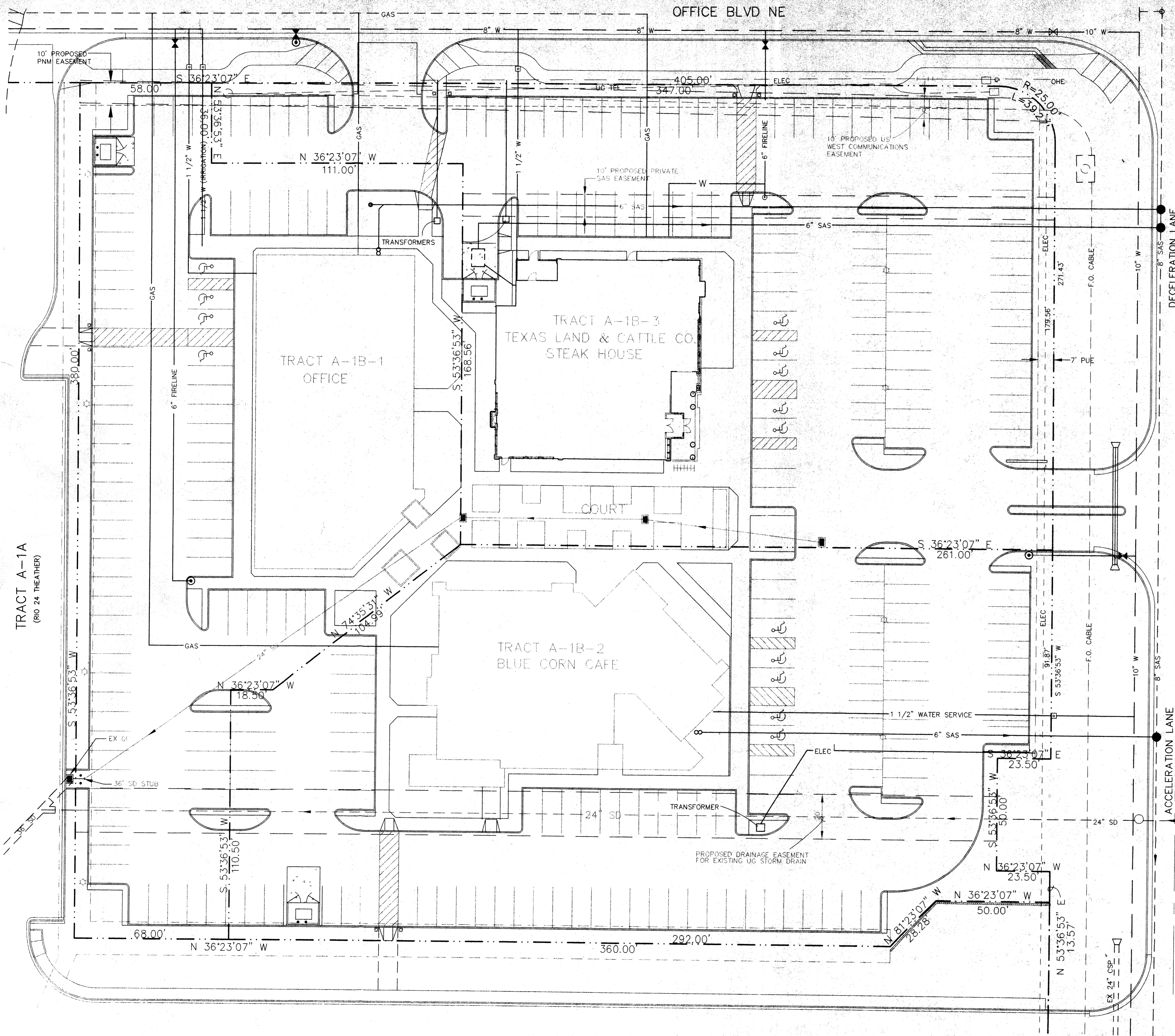
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BRASHER & LORENZ, INC.  
Consulting Engineers  
2201 San Pedro NE Building 1 Suite 210  
Albuquerque, New Mexico 87110  
Tel: 505-558-6666 Fax: 505-558-6166

★ TEXAS LAND & CATTLE COMPANY  
★ CATTLE COMPANY  
★ STEAK HOUSE  
ALBUQUERQUE, NEW MEXICO

LANDSCAPING PLAN

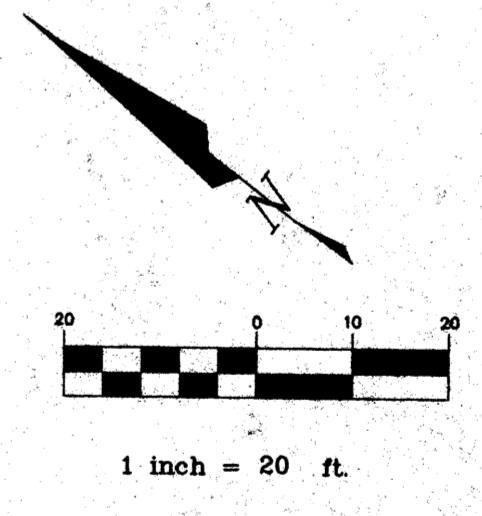
REVISIONS:  
CHECKED BY: D.D.M.  
DRAWN BY: A.J.V.  
JOB NO: 7040  
FILE NO: 7040-LAN.DWG  
SHEET NO:



**LEGEND**

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC.	OHE	OHE
UNDERGROUND ELEC.	UGT	UGT
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYPED)	PP	PP
CHAIN LINK FENCE		
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2

I-25 WEST FRONTAGE ROAD



*Panning*

**BLI**  
 BRASHER & LORENZ, INC.  
 Consulting Engineers  
 2201 San Pedro, NE Building 1, Suite 210  
 Albuquerque, New Mexico 87110  
 Ph: 505-888-6088 Fax: 505-888-6188

★ **TEXAS LAND & CATTLE COMPANY** ★  
 ★ **STEAK HOUSE** ★  
 ALBUQUERQUE, NEW MEXICO.

UTILITY PLAN

REVISIONS:  
 CHECKED BY: D.A.L.  
 DRAWN BY: M.D.T.  
 JOB NO: 7040  
 FILE NO: 7040-UT1.DWG  
 SHEET NO:

**TABLE OF CONTENTS**

A-1 SITE MAP including LOCATION MAP, GENERAL NOTES, and OVERALL SITE MAP

A-2 EXTERIOR ELEVATIONS

**TABLE OF CONTENTS**

Address:

Legal Description:  
Tract A-1B-1 of Cryer Subdivision, as the same is shown and designated on the replat of tract A-1B of the Cryer property, Bernalillo County, New Mexico, which plat was filed in the office of the county clerk of Bernalillo County, New Mexico on April 13, 1998, in book 98C at page 98.

Property zoned:  
SU-1, C-3, and IP uses

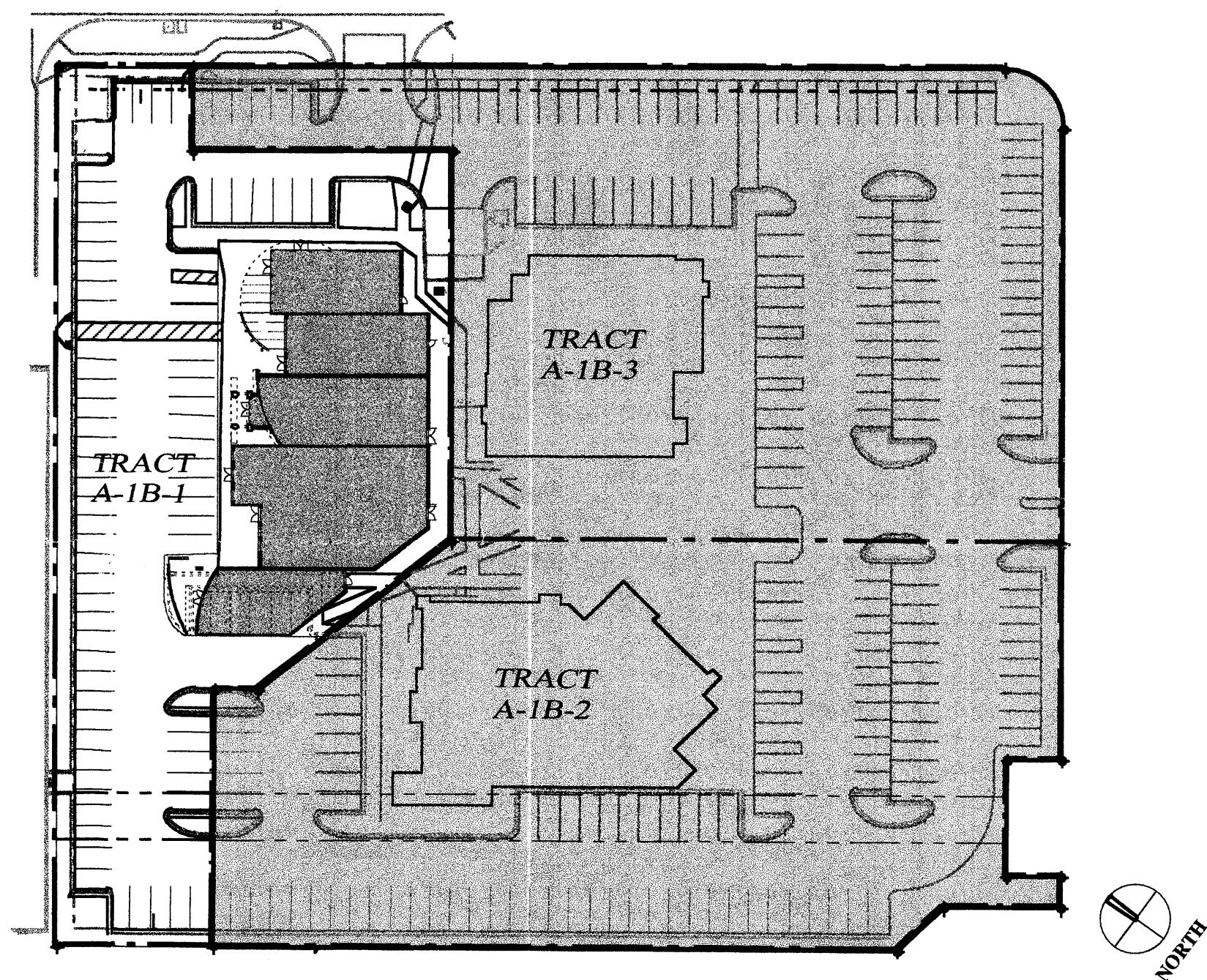
Codes:  
Uniform Building Code, 1997 Edition

**REQUIRED VEHICULAR PARKING**

TENANT UNIT	FLOOR AREA SQ. FT.	DINING SEATS PROVIDED	SEATS PER PARKING SPACE	PARKING SPACES REQUIRED
UNIT A	1700	40	4	10
UNIT B	4000	140	4	35
UNIT C	2167	64	4	16
UNIT D	1664	24	4	6
UNIT E	1506	20	4	5
UNIT F	600	10	4	3

TOTAL HEATED FLOOR AREA	11,637
TOTAL NUMBER OF DINING SEATS PROVIDED ON THE SITE	298
TOTAL PARKING REQUIRED ON SITE	75
TOTAL PARKING PROVIDED ON THE SITE	75
TOTAL HANDICAPPED ACCESSIBLE PARKING REQUIRED ON THE SITE	4
TOTAL HANDICAPPED ACCESSIBLE PARKING PROVIDED ON THE SITE	4

**PARKING REQUIREMENTS**

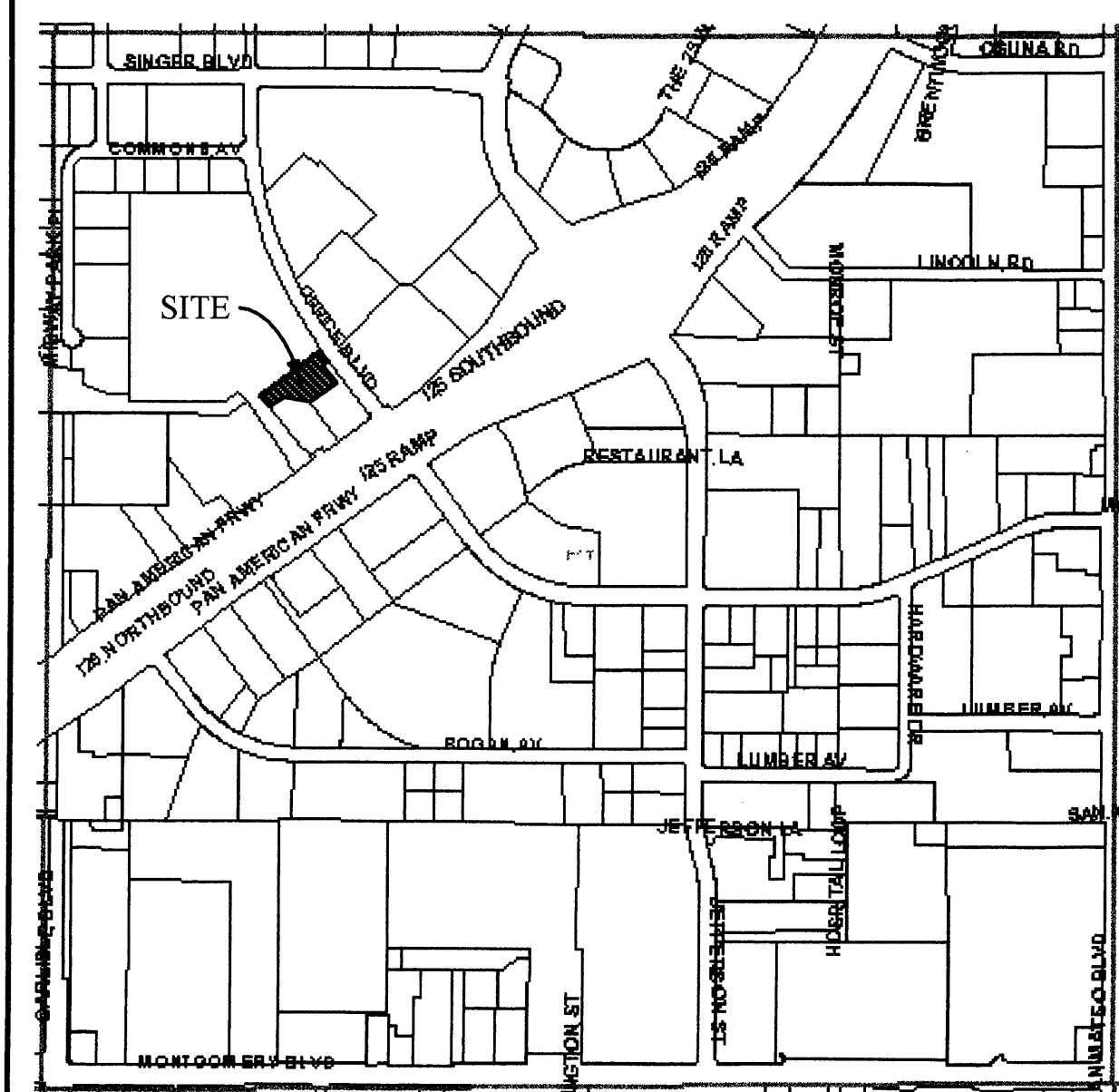


**CODE ANALYSIS**



**ARIEL MAP**

NTS



**OVERALL SITE PLAN**

SCALE: 1" = 60'-0"

*David Gonzalez* *Solid Waste* *01/03/03*

DEVELOPMENT REVIEW BOARD CHAIR DATE

CITY ENGINEER DATE

TRANSPORTATION DEVELOPMENT DATE

UTILITIES DEVELOPMENT DATE

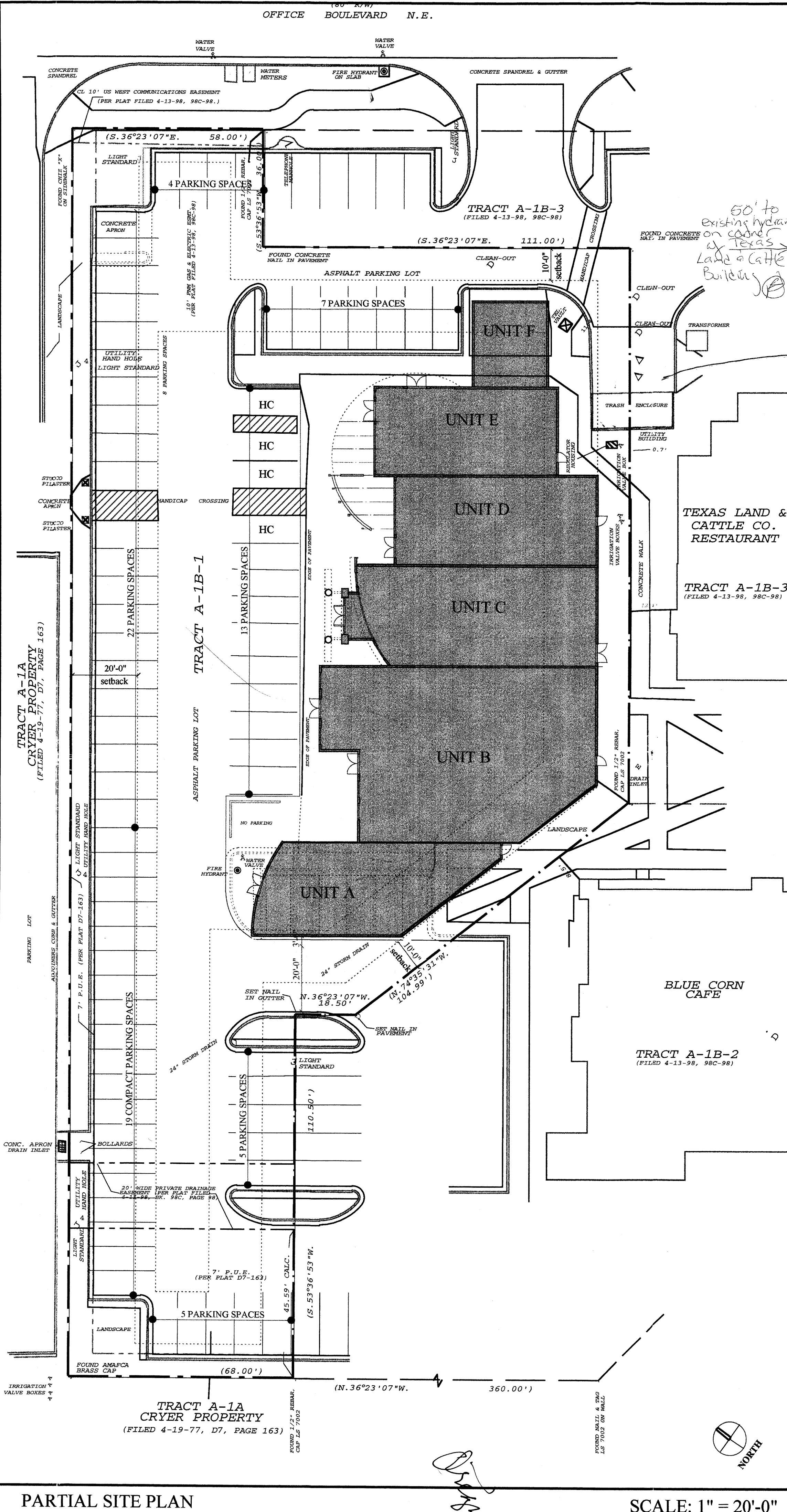
DESIGN AND DEVELOPMENT, CIP DATE

APPROVED AND APPROVED  
024-5811  
01/03/03  
SIGNATURE & DATE

**DEVELOPMENT REVIEW BOARD MEMBER APPROVAL**

**ZONE MAP: F-17**

NTS



**PARTIAL SITE PLAN**

SCALE: 1" = 20'-0"

**KEYED NOTES**

Owners TLC? Setting shall install a 22 yard compactor in existing enclosure. All parties shall agree to solid waste codes & suggestions on locating compactor. *1/3/03*

WASTE MANAGEMENT DATE

**D.R.B. SUBMITTAL**  
SITE MAP including LOCATION MAP, GENERAL NOTES, and OVERALL SITE MAP

**ALTA/ACSM TRACT CINEMA CENTER NORTH**

ALBUQ., NM  
3 JANUARY, 2003

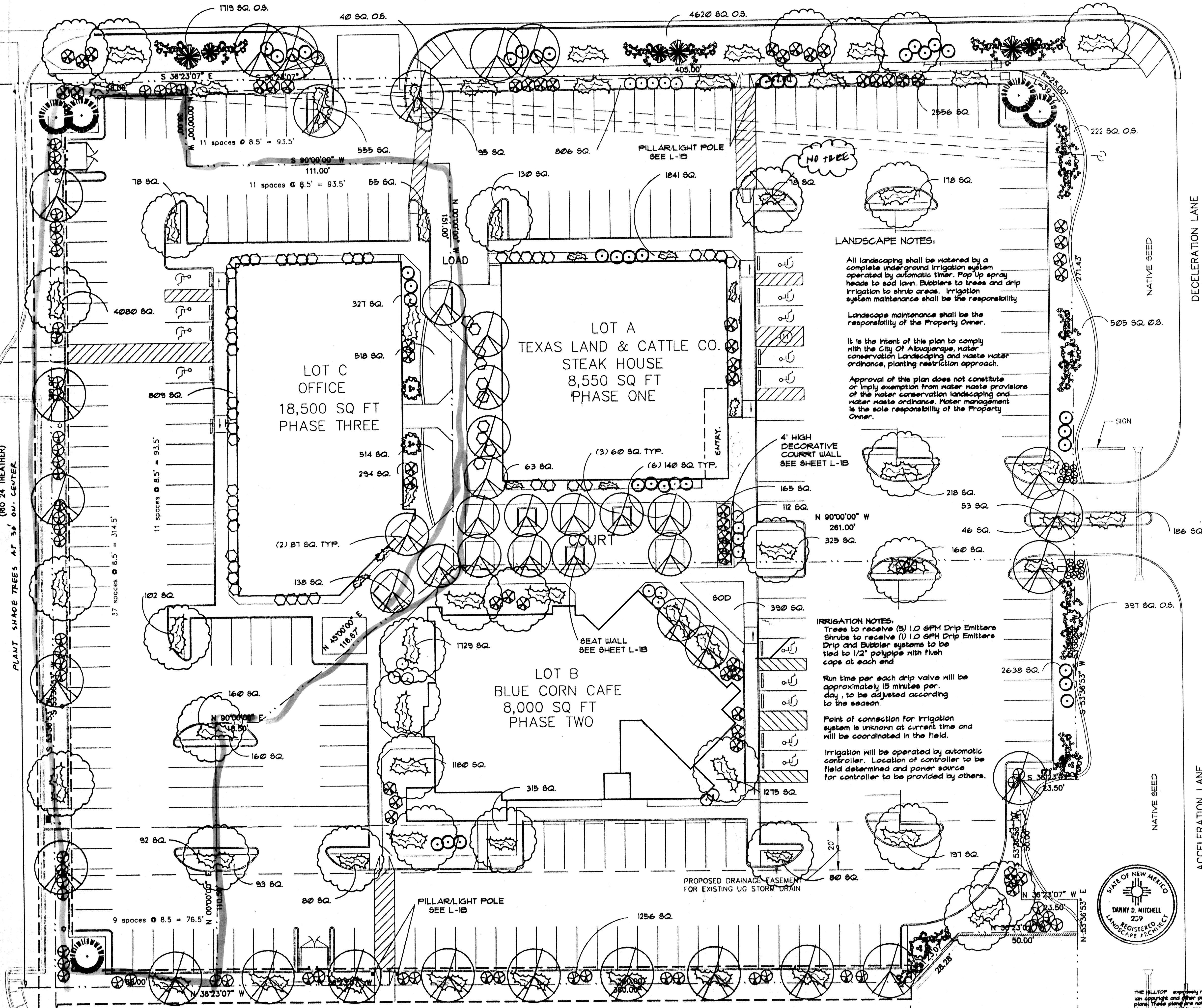
**MAHLMAN & MILES ARCHITECTS**

414-1/2 CENTRAL S.E. #4  
ALBUQUERQUE, NEW MEXICO 87102 / 505-245-0101

**A-1**

OFFICE BLVD NE

TRACT A-1A  
(RO 24 THEATER)  
PLANT SHADE TREES AT 30' ON CENTER



LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop Up spray heads to sod lawn. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

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Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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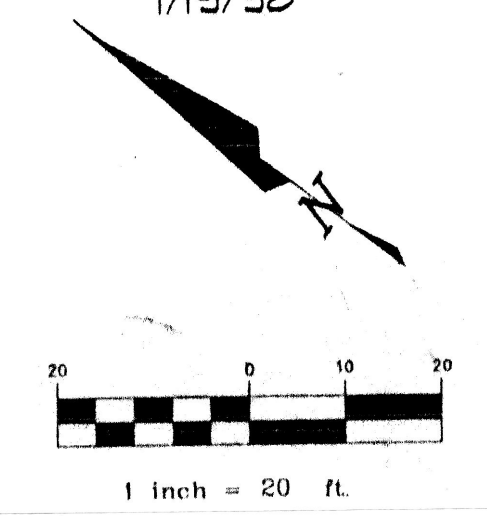
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*Gleditsia triacanthos*  
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*Pyrus calleryana*  
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*Crataegus laevigata* /OR  
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- PHOTINIA (M)  
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- NANDINA(M)  
5 GAL *Nandina domestica 'Nana'*
- COREOPSIS(M)  
5 GAL *Coreopsis verticillata*
- 5-Gal BUFFALO JUNIPER(M)  
5 GAL JUNIPERUS SABINAM
- OVERSIZED GRAVEL  
4 BOULDERS(8)

- SOD
- GRAVEL W/FF  
3/4" SANTA ANA TAN
- COMMERCIAL GRADE  
STEEL EDGING



The Hilltop  
1/19/98



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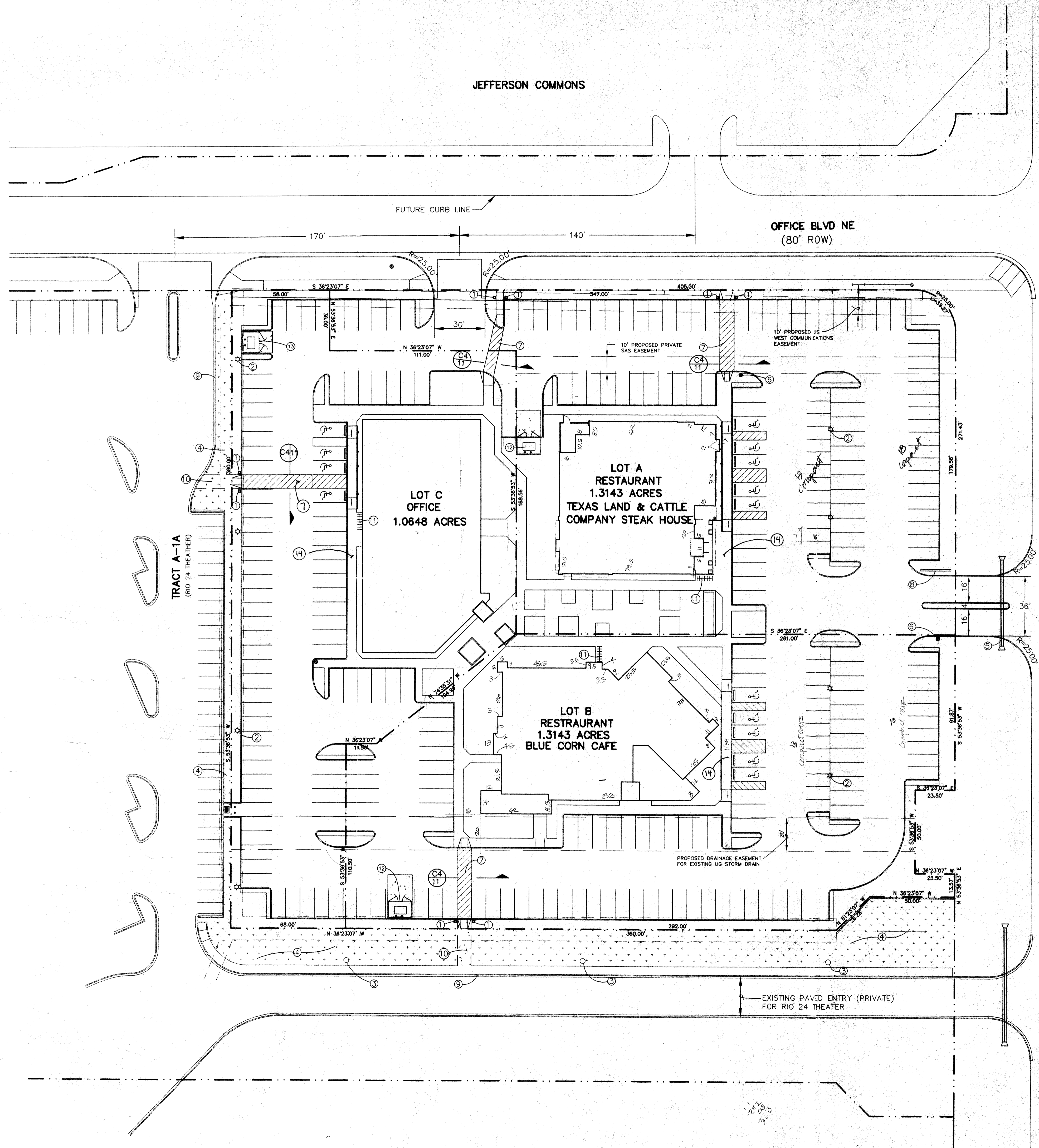
DECELERATION LANE  
1-25 WEST FRONTAGE ROAD  
ACCELERATION LANE

BRASHER & LORENZ, INC.  
Consulting Engineers  
**BLI**

TEXAS LAND & CATTLE COMPANY  
STEAK HOUSE

LANDSCAPING PLAN

REVISIONS:  
CHECKED BY: D.D.M.  
DRAWN BY: A.J.V.  
JOB NO: 7040  
FILE NO: 7040-LAN.DWG  
SHEET NO:



**LEGAL DESCRIPTION**  
TRACT A-1B, CRYER PROPERTY

**PROPERTY ADDRESS**  
WEST PAN AMERICAN FREEWAY NE

**ZONING**  
SU1 FOR C3 & IP PURPOSES

**SITE AREA:** 3.6935 ACRES (GROSS)  
3.2228 ACRES (NET)

**GENERAL NOTES:**

- PURPOSE**  
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE THE PARCEL INTO 3 TRACTS, FOR DEVELOPMENT OF 2 RESTAURANTS AND 1 OFFICE BUILDING.
- BUILDING SETBACKS**  
ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH SECTIONS 14-16-2-15 (E) AND 14-16-2-19 (E) OF THE CITY OF ALBUQUERQUE ZONING CODE
- BUILDING SIZE AND HEIGHT**  
ALL BUILDING HEIGHTS SHALL BE IN ACCORDANCE WITH SECTIONS 14-16-2-15 (C) AND 14-16-2-19 (C) OF THE CITY OF ALBUQUERQUE ZONING CODE
- WATER/SEWER**  
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
- PARKING**  
ON-SITE PARKING IS PROVIDED FOR EACH INDIVIDUAL TRACT.
- ACCESS AND DRAINAGE**  
RECIPROCAL EASEMENT AGREEMENTS SHALL BE GRANTED BY REPLAT FOR ACCESS AND DRAINAGE FOR EACH INDIVIDUAL TRACT.
- PHASING**  
ENTIRE SUBDIVISION IS TO BE DEVELOPED IN THREE PHASES, AS SHOWN.
- SEE SHEETS L-1A & L1B FOR SITE LANDSCAPING CRITERIA
- SIDEWALKS ADJACENT TO THE FRONT OF ALL BUILDING SHALL BE AT LEAST 8 FEET WIDE, ALONG ENTIRE ELEVATION.
- DEVELOPMENT OF THE OFFICE BUILDING ON LOT C SHALL INTEGRATE ARCHITECTURALLY WITH THE APPROVED PLANS FOR LOTS A AND B. COMMON FEATURES, MATERIALS, AND COLORS SHALL SERVE TO BLEND THIS BUILDING WITH THE TWO ADJACENT RESTAURANTS. APPROVAL OF LOT C SHALL BE DELEGATED TO DRB WITH A 30 DAY ADVERTISED HEARING.
- PARKING AND TRAFFIC CIRCULATION** SHALL BE TO THE SATISFACTION OF CITY TRANSPORTATION
- ALL REFUSE ENCLOSURES, CONTAINERS AND LOCATIONS SHALL BE APPROVED BY CITY REFUSE DIVISION.
- PROJECT SIGNAGE**  
A SINGLE FREESTANDING MONUMENT SIGN OF 225 SQUARE FEET IS ALLOWED FOR ALL THREE PARCELS. THE BALANCE OF SIGNAGE SHALL BE BUILDING MOUNTED AND IS LIMITED TO 15 PERCENT OF THE FACADE AREA. INTERNALLY ILLUMINATED BUILDING MOUNTED SIGN PANELS ARE NOT PERMITTED.

**KEYED NOTES**

- BOLLARD LIGHTING SEE SHEET L-1B
- LIGHT FIXTURES
- EXISTING LIGHT FIXTURES
- EXISTING LANDSCAPING
- CULVERT
- FIRE HYDRANT
- PEDESTRIAN ACCESS-SEE DETAIL C4/11
- PROJECT SIGN SEE SHEET L-1B & NOTE 13.
- EXISTING CONCRETE CURB
- OFFSITE PEDESTRIAN IMPROVEMENT BY OTHERS
- BICYCLE RACK
- VIP COMPACTOR REFUSE ENCLOSURE
- REFUSE ENCLOSURE
- 8' SIDEWALK AT FRONT OF ALL BUILDINGS.

SITE PLAN FOR SUBDIVISION  
CASE NO: Z-97-121

DEVELOPMENT REVIEW BOARD MEMBER APPROVAL:  
*[Signature]* 4/1/98  
DEVELOPMENT REVIEW BOARD CHAIRMAN DATE

CITY ENGINEER  
*[Signature]* 4-2-98  
DATE

TRANSPORTATION DEVELOPMENT  
*[Signature]* 2-10-98  
DATE

UTILITIES DEVELOPMENT  
*[Signature]* 2-10-98  
DATE

DESIGN & DEVELOPMENT  
*[Signature]* 2-10-98  
DATE

**BRASHER & LORENZ, INC.**  
Consulting Engineers  
2201 San Pedro NE Building 1, Suite 210  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

**TEXAS LAND & CATTLE COMPANY**  
**STEAK HOUSE**  
ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR SUBDIVISION  
FOR SUBDIVISION

REVISIONS:

CHECKED BY:  
D.A.L.  
DRAWN BY:  
M.D.T.  
JOB NO:  
7040  
FILE NO:  
7040-SBD.DWG  
SHEET NO:

